

Minutes of Special and Regular Meeting of February 9, 2016
City Hall, One Twin Pines Lane

STUDY SESSION, City Council Chambers
CALL TO ORDER 6:30 P.M.

Alameda Corridor Study

Public Works Director Oskoui noted that discussions regarding this issue began in 2012. He described the activities of an ad hoc committee from four governing bodies, including the cities of Belmont and San Carlos, the San Carlos School District, and the Sequoia Union High School District. He outlined the public outreach efforts that were undertaken. He also outlined alternatives for improvements to improve traffic circulation and pedestrian and bike safety to be considered.

(At this time, being 6:50 P.M., Councilmember Lieberman arrived on the dais.)

Public Works Director Oskoui provided information on funding that would be needed, and pointed out that all four agencies could assist with securing funding.

Mike Piccone, Carlmont Village Shopping Center, expressed concerns regarding the suggestions that impact the shopping center. He requested ongoing dialog with staff on this matter.

Discussion ensued regarding the maneuverability and safety of roundabouts.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Hurt, **Resolution 2016-009** Approving the Alameda de las Pulgas/San Carlos Avenue Corridor Study as a Corridor Context Sensitive Plan was unanimously approved.

Attended by: Councilmembers Stone, Hurt, Lieberman (arrived 6:50 p.m.), Kim, Reed

ADJOURNMENT at this time, being 6:55 p.m.

Terri Cook
City Clerk

REGULAR MEETING
CALL TO ORDER 7:00 P.M.

ROLL CALL

Councilmembers Present: Hurt, Stone, Lieberman, Kim, Reed

Councilmembers Absent: None

PLEDGE OF ALLEGIANCE

Led by Public Works Director Oskoui

SPECIAL PRESENTATIONS

Adopt-a-Unit - America Supporting Americans

Police Officer McGriff provided background on this project which began in 1968. He noted that many cities participate in this program.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

The following spoke regarding affordable housing:

Shandra Scruggs, Belmont resident

Jake Messina, Belmont resident

Maria Park, San Mateo resident

Mark Leach, San Mateo County Labor Council

Julie Lind, San Mateo County Labor Council

Michele Beasley, Belmont resident

Adele Della Santina, Belmont resident

Michael Arare-Barnham, Belmont resident

Birgit Mirian, Belmont resident, spoke regarding the cell installation on Notre Dame Avenue. Noted that no improvements have been made.

Community Development Director de Melo clarified that AT&T was recently issued a building permit.

Adele Della Santina, Belmont Chamber of Commerce, announced the upcoming State of the City address hosted by the Chamber

Melissa Lukin, Belmont resident, spoke regarding the pending closing of Belmont Iceland.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Hurt spoke regarding the home sharing program available through HIP (Human Investment Program) Housing.

Councilmember Stone announced an upcoming coffee that he is hosting.

Councilmember Lieberman announced an upcoming basketball event at Carlmont High School.

Councilmember Kim commented regarding the Shrove Tuesday dinner hosted by the Good Shepherd Church. He also commented regarding a recent multi-faith housing summit.

COMMENTS REGARDING CONSENT CALENDAR

Councilmember Stone thanked staff for bringing forward the Adopt a Unit program. In response to his question regarding the consent item related to the amendment to the environmental consultant for the CSUS (Crystal Springs Uplands School) project, Community Development Director confirmed

that this cost is borne by the applicant.

ITEMS APPROVED ON CONSENT CALENDAR

Resolution 2016-010 authorizing participation in Adopt a Unit -- America Supporting Americans Program

Motion to receive the City of Belmont Investment Policy as rendered by the City Treasurer

Resolution 2016-011 authorizing an amendment to a service agreement with MIG for an amount not to exceed \$16,210 with a total amount of the agreement not to exceed \$181,170 to provide environmental review consulting services for the Crystal Springs Uplands School Project at 6-8 and 10 Davis Drive; this is an applicant funded study

Resolution 2016-012 accepting work and authorizing the issuance of a Notice of Completion to Casey Construction, Inc. for the Waltermire Street Sewer Repair Project, City Contract Number 2015-545, for a final contract cost of \$28,700

Resolution 2016-013 amending the Compensation and Benefits Program for the Unrepresented Management Group (Department Heads) effective February 9, 2016

Ordinance 2016-1096 Authorizing the Implementation of a Community Choice Aggregation Program

Ordinance 2016-1097 Amending Belmont City Code Chapter 2, Article V, Division 6 Pertaining to Public Project Construction, which amends noticing procedures and delegates authority to accept completed projects to the City Manager for smaller construction projects

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Stone, the Consent Agenda was unanimously approved.

PUBLIC HEARINGS

Sewer Revenue Bonds

Nicholas Jones, Consultant, described savings that will be saved by refinancing existing 2001 and 2006 bonds.

Penni Takada, Straddling Yocca Carlson Rauth (bond counsel), reviewed bond documents.

Mayor Reed opened the Public Hearing. No one requested to speak. The Public Hearing was closed.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Lieberman, the following resolutions were unanimously approved:

Resolution 2016-014 authorizing the execution and delivery of an Installment Purchase Agreement, Notice of Sale, and an Official Statement and authorizing certain related matters regarding the Sewer Revenue Bonds;

Resolution 2016-015 authorizing the execution and delivery of an Installment Purchase Agreement, Notice of Sale, Official Statement and an Escrow Agreement and authorizing certain related matters regarding the Sewer Refunding Revenue Bonds

Zoning Text Amendments to the Belmont Zoning Ordinance (Ordinance No. 360) regarding Single Family Residential Design Review, Definitions, General Regulations, Residential Design Criteria, and Guidelines; CEQA: Negative Declaration and Addendum

Senior Planner de Melo noted that amendments to the zoning ordinance will be considered in phases. He described public outreach that was conducted on this matter, comments received, and level of support expressed for all proposed changes. He outlined the Planning Commission's review and approval, with modifications.

Mayor Reed opened the Public Hearing.

Tran, Belmont resident, commented regarding the proposed Tier 2 review and setbacks.

Andrea Gallagher, Belmont resident, expressed support for proposed modifications.

Adele Della Santina, Belmont resident, expressed support for the proposed modifications.

Karen Shane, Belmont resident, expressed support for the proposed modifications.

Giuliano Carlini, Belmont resident, expressed support for the proposed changes and suggested a one-year review.

Sharon Diamond, Belmont resident, expressed support for the proposed modifications.

Charlie Akers, Belmont resident, expressed concern regarding public outreach utilized for this matter.

Jeffrey Selman, Belmont resident, commented regarding the process used to change policies.

Jennifer Lien, Belmont resident, commented that housing improvements should be consistent with the surrounding neighbors. She expressed concern regarding the proposed tiered notification program.

Josh Portner, Belmont resident, expressed support for the proposed modifications.

Cori Mangini, Belmont resident, expressed support for the proposed modifications.

Michael Mangini, Redwood City resident, commented regarding the City's leadership regarding this matter. He expressed support for the objective standards in the proposed changes.

Tim Hoffman, Belmont resident, expressed support for the proposed modifications.

RECESS: 8:55 P.M.
RECONVENE: 9:08 P.M.

Discussion ensued regarding the proposed tiered review and public outreach.

Council concurred regarding the Planning Commission recommendations for modifications to the ordinance.

City Attorney Rennie read the title of the proposed ordinance.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Kim, and unanimously approved:

Resolution 2016-016 Certifying That It Has Reviewed And Considered The Environmental Effects Of The Text Amendments To The Belmont Zoning Ordinance As Identified In The Negative Declaration And As Supplemented By The February 2016 Addendum To The Negative Declaration And Making Other Findings Required By The California Environmental Quality Act;

Motion to waive further reading and introduce an ordinance amending the Belmont Zoning Ordinance (Ordinance No. 360) related to design review for single family and duplex residential development including modifications to the following Sections 2 (Definitions), 4 (Residential), 9 (General Regulations), and 13A (Single Family and Duplex Residential Design Review), modifying the Residential Design Guidelines (RDG), and creating Residential Design Criteria (RDC), modified to include Planning Commission recommendations.

Motion includes one-year review of the ordinance

Rezoning, Development Agreement, Vesting Tentative Map, and Mitigated Negative Declaration for a 73-Unit Mixed-Use (Residential/Commercial) Project at 490 El Camino Real
Councilmembers described their ex parte communications regarding this matter.

Geoff Bradley, M Group, described the proposed project and outlined the entitlements being sought. He noted the approvals made by the Planning Commission, subject to City Council approval.

Jeff Smith, Sares Regis Group, provided details regarding the proposed mixed-use development. He noted that the proposed housing use is allowed in the current zoning. He explained the housing in-lieu fee that would be paid. He also explained a voluntary contribution that would be made to School Force in the name of each of the initial tenants.

MEETING EXTENSION: at this time, being 10:30 p.m., on a motion by Councilmember Stone, seconded by Councilmember Hurt, the meeting was extended by 30 minutes.

Discussion ensued regarding the monetary contributions to School Force, sustainability, parking, and in-lieu affordable housing fees that are proposed by the developer.

MEETING EXTENSION: at this time, being 10:55 p.m., on a motion by Councilmember Stone,

seconded by Councilmember Lieberman, the meeting was extended by 30 minutes.

RECESS: 10:55 P.M.

RECONVENE: 11:00 P.M.

Tran, Belmont resident, commented regarding the need for additional public benefits in exchange for requested entitlements on this project. She does not support the proposed density or intensity of use.

The following people expressed support for the project:

Andrea Gallagher, Belmont resident

Adele Della Santina, Belmont resident

Stephen Chamberlin, Belmont resident

Jeffrey Selman, Belmont resident

Tina Wong, Better Housing Policies Organization

Shiras Can, San Francisco

Josh Portner, Belmont resident

Mary Morrissey Parden, Belmont Chamber of Commerce

Gina Zari, SAMCAR (San Mateo County Association of Realtors)

Tim Hoffman, Belmont resident

Leora Tanjuatco, San Francisco Bay Area Renter's Federation

MEETING EXTENSION: at this time, being 11:30 p.m., on a motion by Councilmember Stone, seconded by Councilmember Hurt, the meeting was extended by 30 minutes.

City Attorney Rennie read title of the ordinance.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Lieberman, and unanimously approved:

Resolution 2016-017 adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the project,

Motion to waive further reading and introduce (a) an Ordinance Rezoning 490 El Camino Real from General Commercial (C-2) to Planned Unit Development (PD) and adopting a Conceptual Development Plan (CDP), and (b) an Ordinance approving a Development Agreement between the City of Belmont and CKD Limited Partnership for the Project;

Resolution 2016-018 approving a Vesting Tentative Map for the Mixed-Use (Residential/Commercial) Development at 490 El Camino Real.

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

No report.

Verbal report from City Manager

No report.

ADJOURNMENT at this time, being 11:55 P.M.

Terri Cook
City Clerk

Meeting audio recorded and video recorded.